

Item #6

ZONING CASE Z-2023-10700295 (Council District 5): 02/20/2024

A request for a change in zoning from “R-4 MLOD-2 MLR-1 AHOD” Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to “C-1 CD MLOD-2 MLR-1 AHOD” Light Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for a Liquor Store on Lots 26 and 27, Block 3, NCB 8132, located at 151 Cortez Avenue. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 49 notices to property owners, 7 returned in favor; 0 returned in opposition; Las Palmas Park Neighborhood Association is in opposition. Outside 200 feet, 24 returned in favor, 0 returned in opposition.

Dan Gonzales, representative, stated the purpose of this request to allow for 360 square foot space within the existing convenience store to accommodate a liquor store.

Public Comment

In person

Velma Pena, spoke in opposition.

Jesusita Rios, spoke in opposition.

1st Motion: Commissioner Bustamante motioned for denial.

Second: Commissioner Watson

Dan Gonzales, representative, stated he would like to amend his request from “C-1 CD” to “C-1”, with no conditional use.

Commissioner Bustamante accepted friendly amendment to “C-1”. Commissioner Whitsett accepted the friendly amendment.

Kristie Flores, Planning Manager, stated the motion for denial is still open and would have to be withdrawn.

Commissioner Bustamante withdrew motion for denial.

2nd Motion: Commissioner Bustamante motioned to approve item as amended by the representative to “C-1”.

Second: Commissioner Watson

In Favor: Unanimous

Opposed: None

MOTION PASSES

ZONING CASE Z-2023-10700295 (Council District 5): 02/06/2024

A request for a change in zoning from “R-4 MLOD-2 MLR-1 AHOD” Residential Single-family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to “C-2 MLOD-2 MLR-1 AHOD” Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lots 26 and 27, Block 3, NCB 8132, located at 151 Cortez Avenue. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207- 8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 49 notices to property owners, 7 returned in favor; 0 returned in opposition; Las Palmas Neighborhood Association is in opposition. Outside 200 feet, 24 returned in favor, 0 returned in opposition.

No Public Comment

Motion: Commissioner Watson motioned to continue until February 20, 2024
Second: Commissioner Barros
In Favor: Unanimous
Opposed: None

MOTION PASSES

ZONING CASE Z-2023-10700295 (Council District 5): 01/16/2024

A request for a change in zoning from "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lots 26 and 27, Block 3, NCB 8132, located at 151 Cortez Avenue. Staff recommends Denial, with an Alternate Recommendation. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 49 notices to property owners, 7 returned in favor; 0 returned in opposition; Las Palmas Neighborhood Association is in opposition. Outside 200 feet, 24 returned in favor, 0 returned in opposition.

Mr. Gonzalez, representative, stated this change in zoning is to allow for a liquor store to the rear of the current building measuring approximately 700 square feet and within the existing convenience store.

Staff noted that the applicant could amend to “C-1 CD” with Conditional Use for a Liquor Store, but would need to provide a site plan before the request could be considered.

Mr. Gonzalez amended his request to “C-1 CD” with Conditional Use for a Liquor Store and agreed to a continuance, so that he could provide the required site plan.

No Public Comment

Motion: Commissioner Bustamante accepted the applicant's amended request and motioned to continue to February 20, 2024
Second: Commissioner Watson
In Favor: Unanimous
Opposed: None

MOTION PASSES

ZONING CASE Z-2023-10700295 (Council District 5): 12/19/2023

A request for a change in zoning from "R-4 MLOD-2 MLR-1 AHOD" Residential Single-family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lots 26 and 27, Block 3, NCB 8132, located at 151 Cortez Avenue. Staff recommends Denial, with an Alternate Recommendation. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff stated 49 notices were mailed to property owners, 7 returned in favor; 0 returned in opposition; Las Palmas Neighborhood Association is in opposition. Homeowners outside 200 feet, 24 returned in favor, 0 returned in opposition.

D. Gonzalez, representative, stated he is requesting this change in zoning to allow for a liquor store adjacent to the existing convenience store. He further stated he agrees with conditions as stated by the commission.

No Public Comment

Motion: Commissioner Bustamante motioned for continuance to January 16, 2024
Second: Commissioner Watson
In Favor: Unanimous
Opposed: None

MOTION PASSES

ZONING CASE Z-2023-10700295 (Council District 5): 12/05/2023

A request for a change in zoning from "R4 MLOD2 MLR1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C2 MLOD2 MLR1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lots 26 and 27, Block 3, NCB 8132, located at 151 Cortez Avenue. Staff recommends Denial, with an Alternate Recommendation. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff stated 49 notices were mailed to property owners, 1 returned in favor; 0 returned in opposition; Las Palmas Neighborhood Association is in opposition.

No Public Comment

Motion: Commissioner Reyes approves item as presented

Second: Commissioner Watson

In Favor: Unanimous

Opposed: None